



## 31 Kingsfield Crescent, Biddulph, Stoke-On-Trent, ST8 6DW

£189,950

- Traditional Three Bed Semi Detached House
- Kitchen With Useful Pantry
- No Upward Chain
- Ideally Positioned Overlooking An Attractive Village Green
- Enclosed Rear Garden
- Spacious Lounge & Separate Dining Room
- Front Garden With Potential To Create Off Road Parking (Subject To Any Necessary Consents)

# 31 Kingsfield Crescent, Stoke-On-Trent ST8 6DW

A traditional three-bedroom semi-detached home, ideally positioned overlooking an attractive village green, offering well proportioned accommodation, no upward chain and excellent potential for further enhancement.

Occupying a pleasant position within a well-established residential setting, this property enjoys an attractive open outlook to the front across the village green. The property is also conveniently located within easy reach of Biddulph High Street, local shops and well-regarded schools.



Council Tax Band: A



The accommodation opens with a welcoming entrance hall, leading through to a comfortable lounge featuring a fireplace and large window framing the front aspect. To the rear, a separate dining room provides a generous space for entertaining, enjoying views over the garden. The kitchen is fitted with a range of units and is complemented by a useful pantry with access through to a rear vestibule and separate utility area, along with a ground floor WC.

From a strategic perspective, the layout offers clear potential to reconfigure the ground floor to suit modern living requirements. This includes the option to create an open plan dining kitchen by combining the existing kitchen and dining room, or by extending into the utility and ground floor WC space (subject to any necessary consents).

To the first floor, there are three well-proportioned bedrooms. The principal bedroom enjoys an elevated rear aspect with far-reaching views, while the remaining bedrooms benefit from an attractive outlook across the green. A family bathroom serves the accommodation.

Externally, the property benefits from a lawned rear garden with patio area, an ideal space for outdoor use. There is also potential to create off-road parking to the front, subject to the necessary permissions. The front aspect is a particular feature, overlooking a well-maintained green which enhances the overall setting.

The property has been well cared for over the years and now presents an excellent opportunity for a purchaser to modernise and personalise to their own taste, making it an ideal proposition for first-time buyers, families, or investors alike. Offered with no upward chain.

### **Entrance Hall**

Having a UPVC double glazed front entrance door with a decorative stained glass panel. Radiator, UPVC double glazed window to the side aspect, oak effect laminate flooring, and under-stairs storage cupboard.

### **Lounge**

10'3" x 12'5"

Having a feature fireplace with timber surround and gas coal-effect fire. Radiator and UPVC double glazed obscured window to the front aspect overlooking the village green. Continuous oak effect laminate flooring.

### **Dining Room**

12'10" x 13'7"

Having a UPVC double glazed window to the rear aspect overlooking the garden. Radiator.

### **Kitchen**

6'3" x 8'5"

Having a range of oak effect wall-mounted cupboards and base units with fitted work surfaces over, incorporating a single drainer stainless steel sink with mixer tap. UPVC double glazed window to the front aspect, continuous oak effect laminate flooring. Open pantry store with space for a fridge freezer, UPVC double glazed window to the side aspect and shelving.

### **Rear Vestibule**

Dual aspect with UPVC doors providing access to the front and rear.

### **Utility Room**

6'3" x 6'3"

Having light and power, UPVC double glazed window to the front aspect, and plumbing for a washing machine.

### Ground Floor Cloakroom

Having a low-level WC and UPVC double glazed obscured window to the rear aspect.

### Bedroom One

12'0" x 13'7"

Having built-in wardrobe and shelving to alcove, radiator, and UPVC double glazed window to the rear aspect with views towards the horizon over Biddulph Moor.

### Family Bathroom

6'4" x 8'5"

Having a white suite comprising panelled bath, WC and pedestal wash hand basin. Part tiled walls, UPVC double glazed obscured window to the rear aspect, radiator. Cupboard housing gas-fired central heating boiler with shelving.

### Bedroom Two

11'5" x 11'8" plus doorway

Having a UPVC double glazed window to the front aspect with views over the village green, radiator.

### Bedroom Three

8'5" x 8'2"

Having a radiator and UPVC double glazed window to the front aspect with views over the village green.

### Externally

Externally, the property benefits from a lawned rear garden with patio area, an ideal space for outdoor use. There is also potential to create off-road parking to the front, subject to the necessary permissions. The front aspect is a particular feature, overlooking a well-maintained green which enhances the overall setting.





## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	